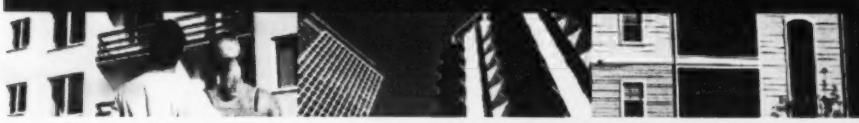
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ottawa*



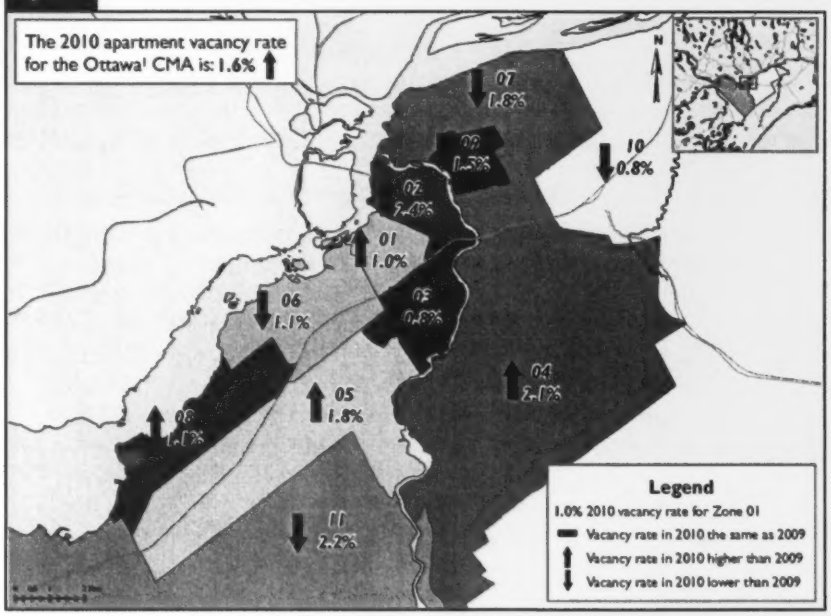
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- Ottawa's apartment vacancy stabilized reaching 1.6 per cent in 2010, continuing a very modest trend increase from the low levels of 2008.
- Factors that exerted upward pressure on vacancies include a softer youth job market and competition from the condominium sector.
- Increased demand in the rental market pushed up the average fixed sample rent for a two bedroom apartment by 3.7 percent.
- Continued net in-migration, improved employment conditions and slower rental construction will contribute to tighter rental market conditions in 2011.

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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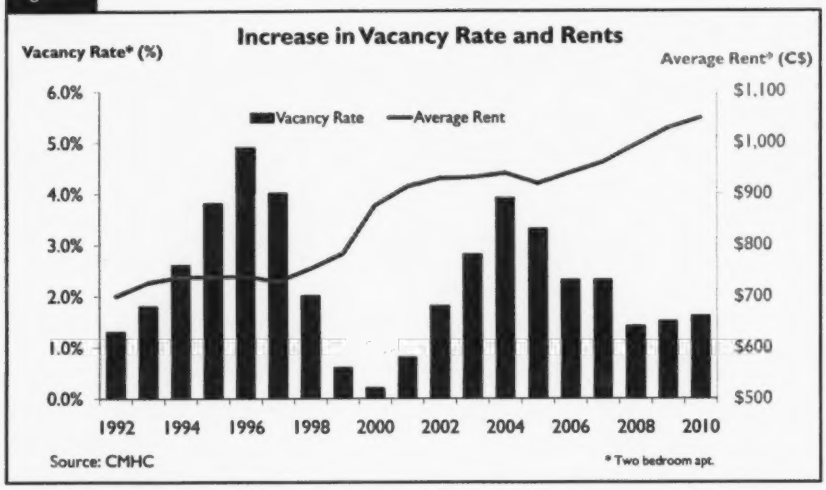
Figure 2



Rental Market Overview

According to the rental market survey conducted in October 2010 by Canada Mortgage and Housing Corporation (CMHC), of the major centres in Ontario, only the Ottawa CMA, Greater Sudbury and Brantford experienced an increase in rental vacancies. However, at 1.6 per cent, Ottawa had the second lowest vacancy rate in the province, lagging only Kingston at one per cent. On a national level, Ottawa lagged only six other cities and was in the top quartile of low vacancies.

Factors supporting downward pressure on vacancies

A number of factors have increased rental demand and have kept Ottawa's vacancy rate at one of the lowest levels when compared to other major cities across Canada. First, the prospects of higher interest rates and new mortgage rules taking effect in 2010 likely brought some home purchases forward. In fact, home sales and housing prices eclipsed their pre-recession levels by late 2009/early 2010. This resulted in higher vacancy rates by the spring of 2010.

By the fall, less pent-up ownership demand and fewer first-time buyers in the market meant fewer tenants likely vacated their rental suites. Increasing prices in the home ownership market impede some renters from switching to home ownership, with the notable exception being the first-time home buyer segment purchasing units at a lower price point. With the average price of a resale home in Ottawa in the $328,000 range, it takes more disposable income to maintain monthly principle and interest payments.

The average monthly carrying costs for the various types of dwellings range from a low of $1,198 for a condominium to $1,823 for a single-detached home. By contrast, the average monthly two-bedroom rent stood at $1,048 in 2010. Thus, the difference in carrying costs ranged from $150 to $775 on a monthly basis. At the lower end of this range, there certainly was movement in the first-time buyer segment to home ownership. However, when comparing bachelor and one-bedroom units and comparing these units to the average monthly condominium cost, this gap gets considerably larger by $483 and $371 on a monthly basis. Consequently, with fewer renter households shifting from renting to owning a home, occupancy rates were sustained.

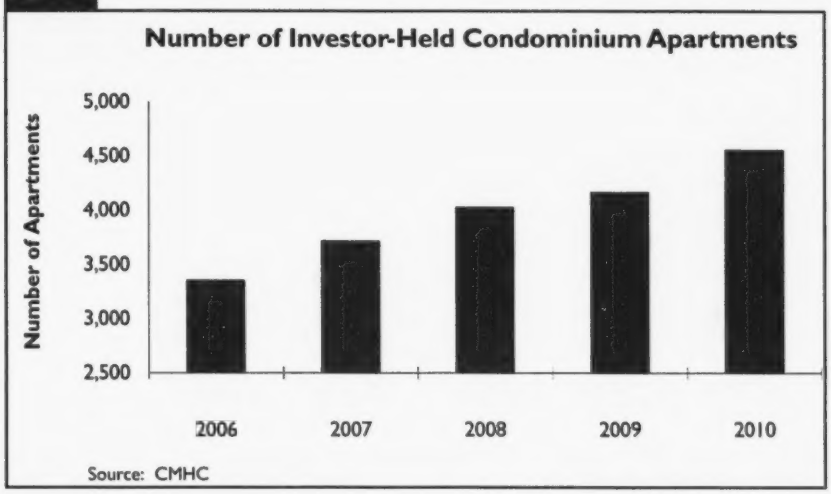
A second factor supporting rental demand is immigration. Rising rental demand from new arrivals to Canada continues to keep the vacancy rate at low levels. Ottawa's population is growing by an average of 8,000 annually, with three-quarters of that growth being attributed to migration and the remainder a result of natural growth. The mix of migrants moving into the city dictates the type of housing that will be in demand, and with immigrants representing the largest proportion of migrants relocating to Ottawa, they are more likely to rent, at least initially. It takes, on average, approximately four years for this particular group to remain in the rental market and as a result, this trend has kept the vacancy rate at low levels. With a strong pipeline of arrivals coming into the city, this will provide further stability in Ottawa's rental market.

Factors Adding Upward Pressure on Vacancies

Popularity of rental condos increases

Although the vacancy rate in Ottawa remained at a stable level, the popularity of the condominium apartment rental market exerted slight upward pressure on the vacancy rate of the purpose-built rental market. Most condominium apartments are purchased by baby-boomers looking at settling into a smaller residence with the maintenance taken care of, as well as by young professionals, who have entered the job market and, as first-time home buyers, have saved enough of a down payment to purchase their first residence. However, at least 20 per cent of

Figure 3



condominium construction attracts investors, particularly those dwellings closer to the downtown core, where various urban services are in close proximity. Lower yields on alternative investments and volatility in financial markets encouraged stronger investments in the multi-family home sector. As a result, we have observed a strong increase in the universe of competing rental condos.

In Ottawa, large rental condominium apartments numbering 50-199 units have a lower vacancy rate than similar purpose rentals. These dwellings are generally newly-constructed and therefore have more of the amenities that renters are looking for, especially those in search of new structures in superior condition that have a new, bolder look associated with them. As a result, some potential renters decide to go into this market instead of the purpose-built rental market.

Secondary rental market buffers the impact of movement into home ownership

According to the CMHC rental market survey, one-third of the total supply of rental accommodations comes from the secondary rental market; a market generally comprised of bigger rental dwellings. Renters who move into homeownership usually have higher incomes relative to other renters and often occupy larger, more expensive rental accommodation before their move. As a result, some of the impact of the movement into home ownership was likely absorbed by the secondary rental market, resulting in a relatively small increase in the primary rental market vacancy rate.

Nevertheless, the secondary rental market remained relatively stable.

The low rate of interest incited some investors to purchase additional rental accommodation for the secondary rental market, increasing its universe by one per cent.

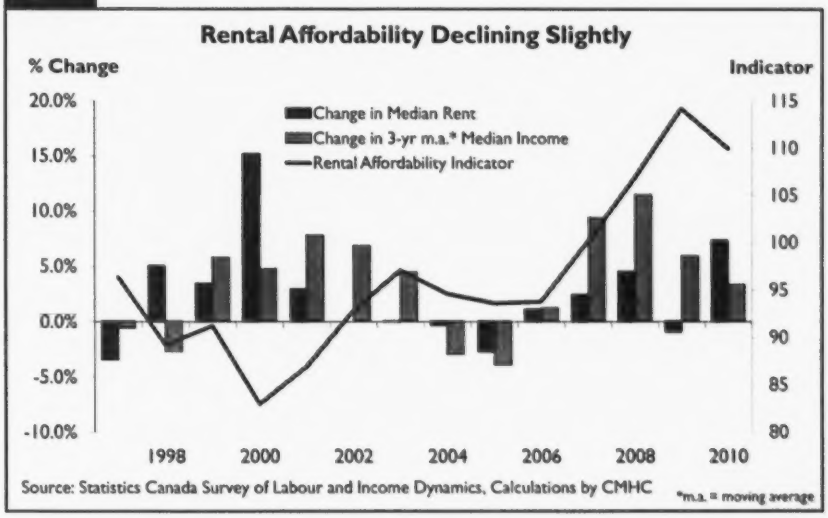
Rental affordability indicator

The rental affordability indicator is a gauge of how affordable the rental market is for households that rent within that market. In general, as the indicator increases, the market becomes more affordable. According to CMHC's rental affordability indicator, affordability in Ottawa's rental market declined this year. The indicator has been on an increasing trend since 2005. Declining affordability may have encouraged some households to double-up, thus putting upward pressure on vacancies.

Additional factors exerting slight upward pressure on vacancies

Employment among young people between the ages of 15 and 24 years is another important factor in rental demand since they tend to be more likely to rent than other age groups. Nevertheless, their share

Figure 4



of the total renter households is small, as a growing number of young adults are staying in the parental home longer. Additionally, full-time employment levels for this age group have not significantly increased over the last several years and part-time employment is still below the peaks witnessed in 2007 and 2008. As such, fewer youth are choosing to enter the rental market.

Sub-Market Analysis

Sub-market vacancy and availability

The availability rate is a broader indicator than the vacancy rate as it captures both current vacant stock and stock that may become vacant over the next few months where the tenant has either been given or has provided notice to vacate the unit. In the Ottawa CMA, the rate slightly decreased to 3.4 per cent with decreases witnessed in Ottawa Centre, South and East regions of the Glebe/Old Ottawa South, Alta Vista/ Hunt Club, Vanier, and Gloucester/ Cumberland areas. The short distance from these areas to the downtown core is one of the reasons that has contributed to their high demand. Furthermore, a decreased availability rate may also be an indication that movement from rental to ownership may be moderating.

Proportion of renters by area

Generally speaking, the rental market in the downtown core is one of the tightest regions in addition to having the largest percentage of renters in Ottawa. Downtown's vacancy rate of one per cent is below the CMA average of 1.6 per cent, which demonstrates the relative attractiveness of downtown living among prospective renter households.

Ottawa's lowest apartment vacancy rate of 0.8 per cent was located in the Glebe/Old Ottawa South and Gloucester/Cumberland areas. They boast 34 and 48 per cent shares of renters in their respective regions, again signifying that these two rental markets enjoy healthy demand.

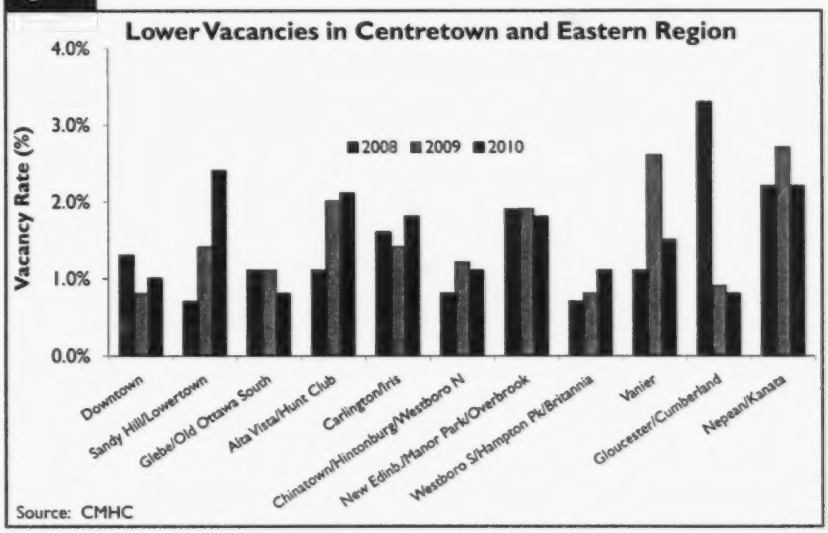
Elsewhere in the region, the sharpest drop in vacancy rates took place in Vanier. The rate dropped from 2.6 per cent to 1.5 per cent this year, which is below the CMA average. Compared to other areas, Vanier has not seen rental construction for several years, contributing to this decrease. In addition, average rents for apartments in Vanier are lowest in the region, $90 lower per month than the next-closest region (Carlington-Iris at $898/month).

2011 Rental Market Outlook

Looking ahead, vacancy rates will fall to 1.2 per cent as Ottawa continues to experience positive migration inflows that will contribute to a tighter rental market. Employment will continue to increase, albeit at a slower pace. Improvement in economic conditions will prompt an increase in interest rates, which will in turn result in home ownership carrying costs rising faster than the average rent for a two-bedroom apartment. Consequently, the gap between carrying costs and rent will increase, causing the rental market to further tighten.

Although the renter condominium market has increased in the last few years, the purpose-built rental market in Ottawa continues to yield a negligible amount of new supply. With only 100 rental units completed in 2010, the rental market will remain tight with a similar number of units forecast for 2011. Vacancy rates have held below two per cent since 2008 and this will continue into next year, as Ottawa will not witness significant growth in rental apartment stock. As a result, the average fixed sample rent for a two-bedroom apartment will experience a 1.7 per cent increase in 2011.

Figure 5



National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantly renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535) and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019) and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

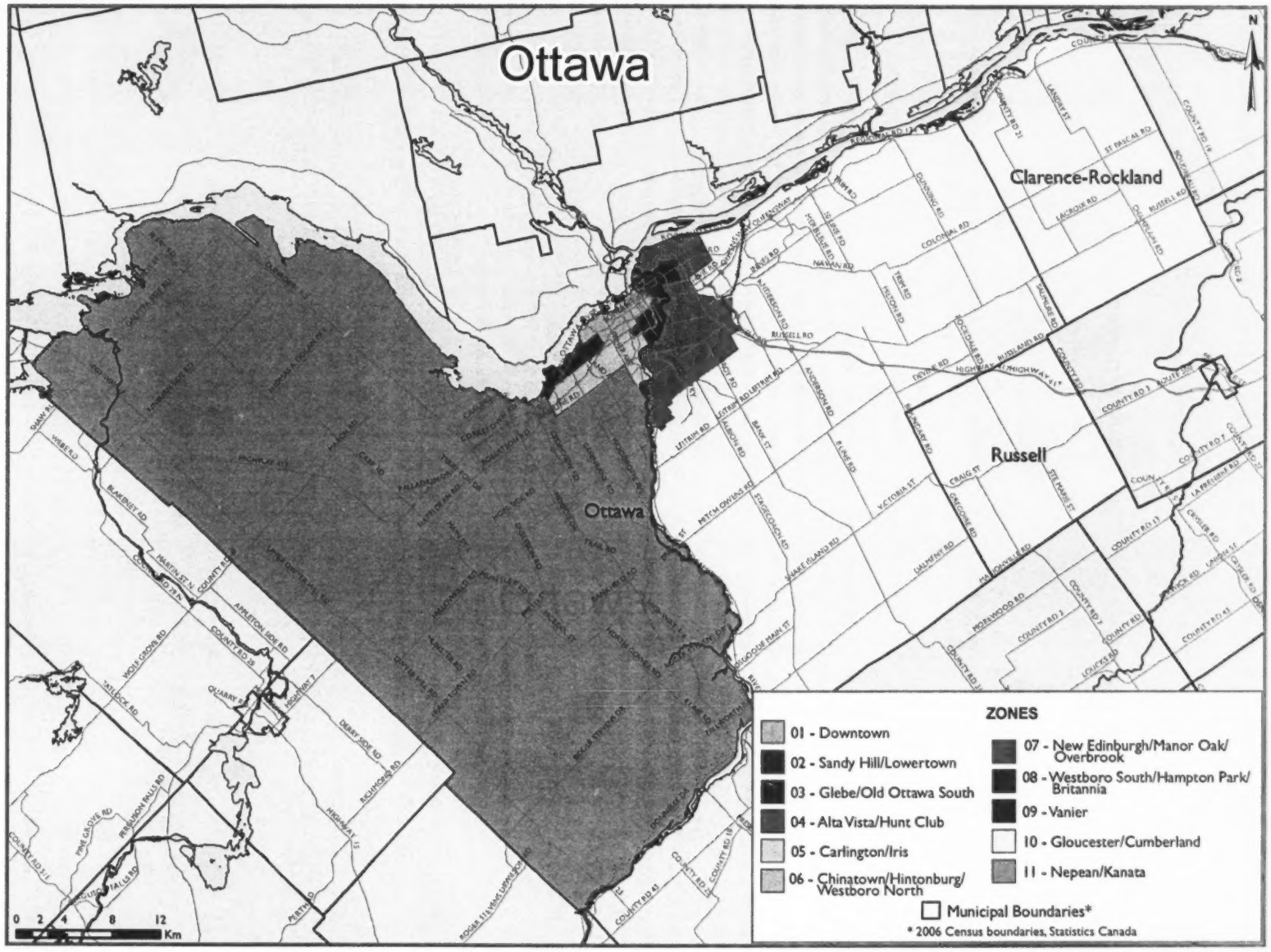
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent) and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent) and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent) and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385) and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Ottawa
Clarence-Rockland
Russell
Ottawa
N
ZONES
01 - Downtown
02 - Sandy Hill/Lowertown
03 - Glebe/Old Ottawa South
04 - Alta Vista/Hunt Club
05 - Carlington/Iris
06 - Chinatown/Hintonburg/ Westboro North
07 - New Edinburgh/Manor Oak/ Overbrook
08 - Westboro South/Hampton Park/ Britannia
09 - Vanier
10 - Gloucester/Cumberland
11 - Nepean/Kanata
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 2 4 8 12
Km

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	**Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	**Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown.
Zone 3	**Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South.
Zone 4	**Alta Vista/Hunt Club** - Includes Alta Vista and Hunt Club.
Zone 5	**Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	**Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	**New Edinburgh/Manor Park/Overbrook** - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zones 1-8	**Former City of Ottawa**
Zone 9	**Vanier** - Includes Vanier.
Zone 10	**Gloucester/Cumberland** - Includes the former municipalities of Gloucester, Cumberland, Clarence-Rockland, Russell and Osgoode.
Zone 11	**Nepean/Kanata** - Includes the former municipalities of Kanata, Nepean, West Carleton, Goulbourn and Rideau.
Zones 1-11	**Ottawa-Gatineau CMA (Ontario portion)**

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	**Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	**Inner Suburbs** includes RMS Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 9 (Vanier).
Sub Area 3	**Outer Suburbs** includes RMS Zone 4 (Alta Vista/Hunt Club); Zone 5 (Carlington/Iris); Zone 10 (Gloucester/Cumberland); and Zone 11 (Nepean/Kanata).
Sub Areas 1-3	**Ottawa-Gatineau CMA (Ontario portion)**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	0.3 a	0.7 a	0.8 a	0.9 a	1.0 a	1.2 a	**	**	0.8 a	1.0 a
Sandy Hill/Lowertown	1.5 a	0.7 a	1.2 a	2.8 a	1.7 c	2.8 c	1.5 c	3.1 d	1.4 a	2.4 a
Glebe/Old Ottawa South	**	0.0 d	1.1 a	1.2 a	1.2 a	0.4 a	0.5 b	0.0 d	1.1 a	0.8 a
Alta Vista/Hunt Club	0.7 b	1.6 c	1.9 a	1.9 a	2.1 a	2.3 a	2.3 c	3.9 d	2.0 a	2.1 a
Carlington/Iris	1.1 a	1.5 a	1.8 a	1.8 a	1.1 a	1.7 a	0.0 b	2.7 b	1.4 a	1.8 a
Chinatown/Hintonburg/Westboro N	2.2 a	1.0 a	1.1 a	1.4 a	1.1 a	0.8 a	0.8 a	1.0 d	1.2 a	1.1 a
New Edinb./Manor Park/Overbrook	0.4 b	0.7 a	2.1 b	1.5 b	1.5 a	2.1 c	**	**	1.9 a	1.8 b
Westboro S/Hampton Pk/Britannia	0.5 a	0.5 a	0.7 a	1.2 a	1.1 a	1.2 a	0.6 a	0.6 a	0.8 a	1.1 a
Former City of Ottawa	1.0 a	0.8 a	1.3 a	1.5 a	1.5 a	1.7 a	1.8 b	2.3 b	1.3 a	1.6 a
Vanier	**	**	2.2 c	2.0 c	2.5 c	1.1 a	**	0.5 b	2.6 b	1.5 a
Gloucester/Cumberland	0.8 d	**	0.9 a	0.4 a	1.1 a	1.0 a	0.0 c	0.8 a	0.9 a	0.8 a
Nepean/Kanata	1.5 a	2.7 c	2.7 a	2.3 a	2.9 a	1.9 a	2.2 b	3.6 b	2.7 a	2.2 a
Ottawa	1.3 a	0.9 a	1.4 a	1.6 a	1.7 a	1.6 a	1.7 b	2.2 b	1.5 a	1.6 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	706 a	742 a	956 a	967 a	1,280 a	1,288 a	1,423 a	1,508 b	999 a	1,010 a
Sandy Hill/Lowertown	712 a	744 a	945 a	994 a	1,200 a	1,260 a	1,548 a	1,691 b	1,026 a	1,055 a
Glebe/Old Ottawa South	676 a	713 a	849 a	924 a	1,116 a	1,194 a	1,329 a	1,487 a	978 a	1,052 a
Alta Vista/Hunt Club	670 a	686 a	811 a	825 a	961 a	992 a	1,252 a	1,323 a	891 a	913 a
Carlington/Iris	696 a	701 a	804 a	827 a	946 a	984 a	1,145 a	1,168 a	864 a	892 a
Chinatown/Hintonburg/Westboro N	639 a	669 a	792 a	817 a	1,037 a	1,127 b	1,360 a	1,534 b	850 a	898 a
New Edinb./Manor Park/Overbrook	664 a	682 a	880 a	842 a	1,100 b	1,002 a	1,145 d	1,257 b	987 a	922 a
Westboro S/Hampton Pk/Britannia	702 a	722 a	824 a	859 a	993 a	1,020 a	1,117 a	1,144 a	889 a	920 a
Former City of Ottawa	692 a	719 a	862 a	887 a	1,055 a	1,079 a	1,329 a	1,407 a	933 a	955 a
Vanier	555 a	571 a	759 a	773 a	842 a	836 a	942 b	938 b	793 a	802 a
Gloucester/Cumberland	708 a	729 a	817 a	816 a	915 a	935 a	1,047 a	1,081 a	889 a	901 a
Nepean/Kanata	742 a	761 a	843 a	864 a	1,050 a	1,078 a	1,160 a	1,192 a	980 a	1,006 a
Ottawa	688 a	715 a	853 a	877 a	1,028 a	1,048 a	1,257 a	1,312 a	926 a	947 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total
Downtown	10	a	1,544	48	a	5,088	23	a	1,969	**		193	84	a	8,794
Sandy Hill/Lowertown	7	a	1,027	86	a	3,077	42	c	1,510	10	d	331	145	a	5,946
Glebe/Old Ottawa South	0	d	193	18	a	1,526	6	a	1,286	0	d	184	24	a	3,189
Alta Vista/Hunt Club	5	c	316	88	a	4,731	101	a	4,417	14	d	362	208	a	9,827
Carlington/Iris	7	a	496	58	a	3,186	46	a	2,759	5	b	189	117	a	6,630
Chinatown/Hintonburg/Westboro N	7	a	660	34	a	2,507	9	a	1,187	1	d	136	51	a	4,489
New Edinb./Manor Park/Overbrook	2	a	296	20	b	1,322	32	c	1,516	**		187	58	b	3,321
Westboro S/Hampton Pk/Britannia	2	a	445	34	a	2,774	26	a	2,216	1	a	160	63	a	5,594
Former City of Ottawa	41	a	4,977	386	a	24,210	285	a	16,860	39	b	1,743	751	a	47,790
Vanier	**		164	34	c	1,739	22	a	1,937	1	b	195	60	a	4,035
Gloucester/Cumberland	**		123	3	a	889	18	a	1,748	2	a	249	25	a	3,009
Nepean/Kanata	3	c	118	44	a	1,896	63	a	3,297	13	b	362	124	a	5,673
Ottawa	49	a	5,383	468	a	28,733	388	a	23,843	56	b	2,548	960	a	60,507

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	2.3 a	1.4 a	2.6 a	2.9 a	2.1 a	2.8 b	**	**	2.4 a	2.6 a
Sandy Hill/Lowertown	2.7 b	2.1 b	2.4 b	4.4 b	2.7 b	4.8 c	1.8 c	4.4 d	2.5 b	4.1 b
Glebe/Old Ottawa South	4.2 d	3.0 d	3.2 c	1.9 b	2.1 c	1.0 a	**	0.0 d	2.7 b	1.5 b
Alta Vista/Hunt Club	3.1 d	2.8 c	4.2 a	3.7 a	5.0 a	4.1 a	5.1 c	4.4 c	4.5 a	3.8 a
Carlington/Iris	2.5 a	3.1 a	4.1 a	3.6 a	3.3 b	3.5 b	1.1 a	4.9 b	3.6 a	3.6 a
Chinatown/Hintonburg/Westboro N	3.3 b	2.5 a	2.5 a	2.4 a	2.2 a	1.6 b	1.7 c	1.0 d	2.5 a	2.2 a
New Edinb./Manor Park/Overbrook	1.0 a	2.7 b	3.8 b	3.8 c	3.0 b	4.4 c	**	**	3.4 b	4.0 b
Westboro S/Hampton Pk/Britannia	1.8 a	2.2 b	3.2 a	3.1 b	2.7 a	3.1 b	0.6 a	1.3 a	2.8 a	3.0 a
Former City of Ottawa	2.6 a	2.2 a	3.2 a	3.3 a	3.3 a	3.4 a	3.0 b	3.2 c	3.2 a	3.2 a
Vanier	**	**	3.6 c	2.5 b	3.4 d	1.8 b	**	0.5 b	3.8 c	2.0 b
Gloucester/Cumberland	**	**	3.3 a	1.1 a	2.0 a	1.9 a	0.0 c	2.0 c	2.2 a	1.7 a
Nepean/Kanata	7.1 a	5.2 d	7.1 a	7.2 a	6.4 a	6.0 a	5.4 b	7.2 a	6.6 a	6.4 a
Ottawa	2.9 a	2.3 a	3.5 a	3.4 a	3.6 a	3.5 a	3.0 a	3.5 b	3.5 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Downtown	3.6 b	3.9 b	4.9 b	1.2 d	3.6 c	1.6 c	++	++	4.2 b	1.4 a
Sandy Hill/Lowertown	3.7 d	3.4 c	1.3 d	2.9 c	**	3.5 d	**	++	2.3 c	2.6 c
Glebe/Old Ottawa South	++	**	**	**	2.1 c	**	++	**	1.7 c	**
Alta Vista/Hunt Club	3.6 c	2.9 a	3.5 a	2.5 a	2.3 a	3.8 b	++	9.0 c	2.7 a	3.3 b
Carlington/Iris	3.7 b	1.5 c	2.6 a	3.0 b	1.1 a	5.0 c	++	5.4 d	2.3 a	3.8 b
Chinatown/Hintonburg/Westboro N	2.5 b	2.8 b	2.2 b	4.1 d	1.2 d	7.0 c	2.2 b	**	2.1 b	5.2 c
New Edinb./Manor Park/Overbrook	2.1 b	3.1 b	4.3 d	3.7 b	5.5 d	3.2 c	++	**	4.4 d	3.4 b
Westboro S/Hampton Pk/Britannia	3.9 a	2.2 a	3.4 a	3.6 b	3.2 b	2.4 a	2.6 b	2.3 a	3.3 a	2.9 a
Former City of Ottawa	3.3 a	3.1 a	3.1 a	3.2 b	2.5 a	4.0 b	1.1 d	6.9 c	2.9 a	3.5 b
Vanier	1.8 c	3.4 d	4.9 b	++	5.1 c	**	++	++	4.6 b	++
Gloucester/Cumberland	3.4 b	3.0 b	2.5 a	1.6 c	4.8 a	1.8 b	7.2 b	**	4.8 a	1.7 b
Nepean/Kanata	3.4 a	3.4 b	4.1 a	2.0 b	3.8 a	2.7 a	4.7 b	2.0 c	3.7 a	2.6 a
Ottawa	3.3 a	3.1 a	3.3 a	2.8 a	2.9 a	3.7 a	1.8 c	6.0 c	3.2 a	3.1 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa										
Pre 1940	1.6 c	1.4 a	1.2 a	2.2 c	2.0 b	1.5 c	**	2.5 c	1.6 b	1.9 b
1940 - 1959	2.4 c	0.8 a	2.7 b	2.2 b	2.2 b	1.7 b	**	**	2.4 a	1.8 a
1960 - 1974	1.0 a	0.7 a	1.4 a	1.6 a	1.6 a	1.6 a	2.4 a	2.7 a	1.5 a	1.5 a
1975 - 1989	0.9 a	1.3 a	0.9 a	0.9 a	1.5 a	1.8 a	0.5 b	1.0 a	1.1 a	1.3 a
1990 - 1999	0.0 a	1.4 a	0.8 a	3.5 d	2.1 b	2.5 c	**	**	1.4 a	2.8 c
2000+	**	**	1.6 c	1.5 a	0.3 a	1.1 a	**	**	0.8 a	1.3 a
Total	1.3 a	0.9 a	1.4 a	1.6 a	1.7 a	1.6 a	1.7 b	2.2 b	1.5 a	1.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa										
Pre 1940	637 a	668 a	824 a	868 a	1,075 a	1,138 a	1,432 a	1,549 a	949 a	990 a
1940 - 1959	642 a	674 a	764 a	798 a	905 a	912 a	1,121 b	1,124 b	826 a	845 a
1960 - 1974	710 a	734 a	848 a	873 a	1,021 a	1,046 a	1,260 a	1,307 a	915 a	939 a
1975 - 1989	694 a	724 a	865 a	857 a	1,047 a	1,019 a	1,153 b	1,204 b	947 a	935 a
1990 - 1999	697 a	696 b	929 a	984 b	1,067 a	1,109 b	1,366 a	**	997 a	1,033 b
2000+	966 a	951 b	1,404 b	1,459 a	1,405 a	1,489 a	**	1,677 c	1,394 a	1,469 a
Total	688 a	715 a	853 a	877 a	1,028 a	1,048 a	1,257 a	1,312 a	926 a	947 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa										
3 to 5 Units	**	**	2.6 c	2.4 c	2.4 c	2.1 c	**	**	2.9 c	2.2 c
6 to 19 Units	1.6 c	1.2 d	1.6 b	2.8 b	1.7 b	1.8 b	**	**	1.7 a	2.1 a
20 to 49 Units	1.9 b	1.4 a	2.2 a	2.2 a	2.3 a	2.1 b	0.0 b	**	2.2 a	2.1 a
50 to 99 Units	1.1 a	0.4 a	1.6 a	2.2 a	3.0 b	1.9 b	2.9 c	3.7 d	2.0 a	1.9 a
100 to 199 Units	0.7 a	1.2 a	0.9 a	1.3 a	1.2 a	1.7 a	1.7 a	3.4 a	1.0 a	1.5 a
200+ Units	0.6 a	0.4 a	1.4 a	1.0 a	1.4 a	1.2 a	0.7 a	1.2 a	1.3 a	1.0 a
Total	1.3 a	0.9 a	1.4 a	1.6 a	1.7 a	1.6 a	1.7 b	2.2 b	1.5 a	1.6 a

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa										
3 to 5 Units	574 a	662 b	755 a	794 a	952 a	973 a	1,144 b	1,300 b	878 a	917 a
6 to 19 Units	622 a	639 a	753 a	795 a	921 a	947 a	1,301 a	1,253 b	861 a	888 a
20 to 49 Units	667 a	695 a	832 a	871 a	980 a	1,022 a	1,408 a	1,456 a	864 a	902 a
50 to 99 Units	693 a	716 a	834 a	857 a	1,005 a	1,023 a	1,120 b	1,265 b	877 a	899 a
100 to 199 Units	720 a	742 a	881 a	904 a	1,079 a	1,109 a	1,186 a	1,209 a	951 a	976 a
200+ Units	718 a	743 a	893 a	903 a	1,097 a	1,100 a	1,323 a	1,378 a	985 a	991 a
Total	688 a	715 a	853 a	877 a	1,028 a	1,048 a	1,257 a	1,312 a	926 a	947 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	**	0.8 d	0.9 a	1.9 c	1.2 a	1.3 a	1.3 a	1.0 a	0.4 a	0.8 a	0.1 a	0.3 a
Sandy Hill/Lowertown	**	**	0.8 d	2.4 c	0.9 a	0.8 a	1.5 b	2.0 c	0.5 a	1.4 a	**	**
Glebe/Old Ottawa South	**	**	3.4 d	**	**	**	**	**	**	**	0.3 a	0.1 a
Alta Vista/Hunt Club	**	**	2.0 a	1.6 a	2.3 a	**	2.8 c	5.2 b	1.3 a	2.2 a	2.5 a	1.5 a
Carlington/Iris	0.9 d	3.4 d	1.7 c	2.5 c	8.8 b	7.6 a	1.1 a	2.1 a	0.7 a	0.9 a	0.3 a	0.5 a
Chinatown/Hintonburg/Westboro N	1.1 a	0.9 d	1.8 b	0.6 a	1.4 a	1.9 a	1.9 a	1.3 d	1.1 a	1.6 a	0.5 a	0.7 a
New Edinb./Manor Park/Overbrook	**	**	3.3 d	4.6 d	0.0 a	**	2.5 a	0.7 a	1.5 a	2.5 a	**	**
Westboro S/Hampton Pk/Britannia	0.0 c	3.2 d	0.8 a	1.6 b	3.3 d	3.3 d	**	**	0.8 a	0.9 a	0.5 a	1.0 a
Former City of Ottawa	2.1 c	2.7 c	1.7 a	2.3 a	2.1 a	2.0 a	1.7 a	2.0 a	0.9 a	1.4 a	1.2 a	0.9 a
Vanier	**	0.3 b	1.8 c	2.0 c	3.8 a	1.3 a	**	**	**	**	**	**
Gloucester/Cumberland	**	3.4 d	0.4 a	0.9 a	0.9 a	1.2 a	0.0 a	**	0.1 a	0.0 a	1.8 a	1.4 a
Nepean/Kanata	**	**	3.0 a	1.7 a	1.4 a	3.4 d	4.9 a	2.0 a	2.1 a	2.2 a	2.9 a	1.7 a
Ottawa	2.9 c	2.2 c	1.7 a	2.1 a	2.2 a	2.1 a	2.0 a	1.9 a	1.0 a	1.5 a	1.3 a	1.0 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Ottawa CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa										
LT $700	1.7 b	0.9 a	2.3 b	2.3 b	**	0.5 b	**	**	2.0 a	1.5 a
$700 - $799	0.9 a	0.5 a	1.1 a	1.8 a	2.7 c	2.4 c	0.0 d	**	1.3 a	1.5 a
$800 - $899	0.8 a	2.0 b	1.6 a	1.8 a	1.3 a	1.6 b	**	**	1.6 a	1.7 a
$900 - $999	1.2 a	1.9 c	1.0 a	0.9 a	2.1 a	2.0 a	0.0 d	**	1.7 a	1.5 a
$1000 - $1199	**	**	1.8 a	0.9 a	1.4 a	1.7 a	0.6 a	2.2 b	1.4 a	1.5 a
$1200+	**	**	2.6 b	4.9 c	2.0 a	1.4 a	2.1 b	2.4 b	2.1 a	2.1 a
Total	1.3 a	0.9 a	1.4 a	1.6 a	1.7 a	1.6 a	1.7 b	2.2 b	1.5 a	1.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	**	**	**	**	**	**	**	**	2.6 c	**
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	0.0 a	**	0.0 c	0.0 d
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1.8 a	**	1.5 a	**
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	1.2 a	4.2 a	8.2 a	9.2 a	6.9 a	8.3 a
Carlington/Iris	n/u	n/u	n/u	n/u	**	**	**	**	1.2 d	5.0 d
Chinatown/Hintonburg/Westboro N	**	**	**	**	0.0 a	**	**	**	4.7 d	**
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	0.2 a	0.9 a	1.7 c	0.6 a	1.1 a	0.7 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Former City of Ottawa	**	**	7.9 c	**	0.5 a	2.3 c	4.7 b	5.4 b	3.3 b	4.3 b
Vanier	n/u	n/u	**	n/s	**	**	**	0.0 a	**	**
Gloucester/Cumberland	n/u	n/u	**	n/s	2.4 b	1.2 a	1.6 a	1.0 a	1.7 a	1.0 a
Nepean/Kanata	**	**	**	**	3.8 a	2.1 a	2.2 a	2.9 a	2.6 a	2.7 a
Ottawa	**	**	8.3 b	**	2.1 a	2.1 a	2.0 a	3.2 a	2.7 a	2.9 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	**	**	**	**	**	**	1,287 b	**	1,088 a	1,076 b
Sandy Hill/Lowertown	n/u	n/u	**	**	1,023 c	**	1,536 a	**	1,338 b	1,083 c
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1,330 a	1,342 d	1,285 a	1,296 c
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	966 a	1,013 a	1,213 a	1,247 a	1,167 a	1,205 a
Carlington/Iris	n/u	n/u	n/u	n/u	**	**	1,139 b	1,166 b	1,124 a	1,144 a
Chinatown/Hintonburg/Westboro N	**	**	**	**	1,167 b	**	1,112 c	**	1,096 b	1,162 d
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	889 a	911 a	1,042 a	1,037 a	957 a	972 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	n/s	1,044 b	1,070 a	1,044 b	1,070 a
Former City of Ottawa	**	**	854 a	937 b	953 a	972 a	1,156 a	1,169 a	1,076 a	1,097 a
Vanier	n/u	n/u	**	n/s	**	**	1,172 a	1,167 a	1,148 a	1,152 a
Gloucester/Cumberland	n/u	n/u	**	n/s	1,194 a	1,186 a	1,164 a	1,188 a	1,165 a	1,187 a
Nepean/Kanata	**	**	**	**	1,117 a	1,139 a	1,208 a	1,205 a	1,187 a	1,188 a
Ottawa	**	**	848 a	918 b	1,041 a	1,066 a	1,183 a	1,191 a	1,146 a	1,158 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	**	**	**	**	**	**	**	20	**	50
Sandy Hill/Lowertown	n/u	n/u	**	**	**	16	**	40	0 d	64
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	**	53	**	60
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	6 a	151	65 a	715	72 a	866
Carlington/Iris	n/u	n/u	n/u	n/u	**	**	**	224	18 d	363
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	48	**	71
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	4 a	474	3 a	478	7 a	966
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	n/s	**	64	**	64
Former City of Ottawa	**	**	**	48	16 c	809	88 b	1,641	108 b	2,504
Vanier	n/u	n/u	n/s	n/s	**	**	0 a	48	**	50
Gloucester/Cumberland	n/u	n/u	n/s	n/s	1 a	81	13 a	1,284	14 a	1,365
Nepean/Kanata	**	**	**	**	19 a	931	81 a	2,781	100 a	3,719
Ottawa	**	**	**	52	39 a	1,823	182 a	5,754	222 a	7,638

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	**	**	**	**	**	**	**	**	5.2 d	4.9 d
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	0.0 a	**	0.0 c	0.0 d
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1.8 a	**	1.5 a	**
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	7.3 a	4.2 a	11.4 a	10.0 a	10.6 a	9.0 a
Carlington/Iris	n/u	n/u	n/u	n/u	**	**	2.7 c	**	2.2 c	5.8 d
Chinatown/Hintonburg/Westboro N	**	**	**	**	0.0 a	**	**	**	4.7 d	**
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	0.6 a	0.9 a	3.6 c	1.3 a	2.2 b	1.1 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Former City of Ottawa	**	**	7.9 c	**	1.9 a	2.3 c	6.8 a	6.1 b	5.1 a	4.9 b
Vanier	n/u	n/u	**	n/s	**	**	4.7 c	0.0 a	4.4 d	**
Gloucester/Cumberland	n/u	n/u	**	n/s	9.5 b	2.5 b	4.5 a	3.4 a	4.8 a	3.3 a
Nepean/Kanata	**	**	**	**	7.7 a	8.2 a	5.2 a	6.0 a	5.8 a	6.6 a
Ottawa	**	**	8.3 b	4.7 d	5.0 a	5.3 a	5.5 a	5.4 a	5.4 a	5.4 a

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Downtown	**	**	**	**	**	**	**	**	**	++
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	**	++	**	++
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	**	++	1.1 d	++
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	2.0 a	3.1 b	1.7 a	2.2 b	1.8 a	2.6 b
Carlington/Iris	n/u	n/u	n/u	n/u	**	**	5.6 d	++	5.0 c	++
Chinatown/Hintonburg/Westboro N	n/s	**	**	**	**	**	**	++	**	++
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	4.9 a	3.1 a	4.8 b	++	5.2 b	1.3 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	n/s	++	++	++	++
Former City of Ottawa	**	**	**	4.4 d	4.0 b	2.9 b	3.8 b	++	4.2 a	1.5 c
Vanier	n/u	n/u	n/s	n/s	n/s	n/s	0.3 a	0.8 a	0.3 b	0.8 d
Gloucester/Cumberland	n/u	n/u	**	n/s	1.2 d	0.6 b	3.0 a	2.1 a	2.9 a	2.0 a
Nepean/Kanata	**	**	**	**	7.3 a	++	5.7 a	++	5.6 a	++
Ottawa	**	**	**	**	5.9 b	1.3 a	4.6 a	1.0 a	4.6 a	1.3 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	0.3 a	0.7 a	0.8 a	1.0 a	1.0 a	1.2 a	**	**	0.8 a	1.0 a
Sandy Hill/Lowertown	1.5 a	0.7 a	1.2 a	2.8 a	1.7 c	2.7 c	1.4 a	2.7 c	1.4 a	2.4 a
Glebe/Old Ottawa South	**	0.0 d	1.1 a	1.2 a	1.2 a	0.4 a	0.7 a	0.0 c	1.1 a	0.7 a
Alta Vista/Hunt Club	0.7 b	1.6 c	1.9 a	1.9 a	2.1 a	2.4 a	6.2 b	7.4 b	2.4 a	2.6 a
Carlington/Iris	1.1 a	1.5 a	1.8 a	1.8 a	1.1 a	1.9 b	**	3.7 d	1.4 a	1.9 a
Chinatown/Hintonburg/Westboro N	2.2 a	1.0 a	1.1 a	1.4 a	1.1 a	0.8 a	1.5 a	**	1.3 a	1.3 a
New Edinb./Manor Park/Overbrook	0.4 b	0.7 a	2.2 b	1.5 b	1.2 a	1.8 c	3.2 d	1.1 a	1.7 a	1.5 b
Westboro S/Hampton Pk/Britannia	0.5 a	0.5 a	0.7 a	1.2 a	1.1 a	1.2 a	2.1 c	0.5 a	0.9 a	1.1 a
Former City of Ottawa	1.0 a	0.8 a	1.3 a	1.6 a	1.4 a	1.7 a	3.2 b	3.1 b	1.4 a	1.7 a
Vanier	**	**	2.2 c	2.0 c	2.5 c	1.1 a	**	0.4 b	2.6 b	1.5 a
Gloucester/Cumberland	0.8 d	**	0.9 a	0.4 a	1.1 a	1.0 a	1.3 a	1.0 a	1.1 a	0.9 a
Nepean/Kanata	1.4 a	2.6 c	2.7 a	2.3 a	3.1 a	2.0 a	2.2 a	3.0 a	2.7 a	2.4 a
Ottawa	1.3 a	0.9 a	1.5 a	1.6 a	1.7 a	1.7 a	2.4 a	2.9 a	1.7 a	1.7 a

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	706 a	741 a	956 a	968 a	1,279 a	1,287 a	1,412 a	1,492 b	999 a	1,011 a
Sandy Hill/Lowertown	712 a	744 a	945 a	993 a	1,198 a	1,257 a	1,547 a	1,649 b	1,029 a	1,055 a
Glebe/Old Ottawa South	676 a	713 a	849 a	924 a	1,116 a	1,194 a	1,329 a	1,456 a	984 a	1,056 a
Alta Vista/Hunt Club	670 a	686 a	811 a	825 a	961 a	993 a	1,226 a	1,273 a	914 a	938 a
Carlington/Iris	696 a	701 a	804 a	827 a	954 a	990 a	1,142 a	1,167 a	877 a	905 a
Chinatown/Hintonburg/Westboro N	639 a	669 a	792 a	818 a	1,040 a	1,126 b	1,315 b	1,460 b	853 a	902 a
New Edinb./Manor Park/Overbrook	664 a	682 a	877 a	842 a	1,050 a	980 a	1,064 a	1,096 a	980 a	933 a
Westboro S/Hampton Pk/Britannia	702 a	722 a	824 a	859 a	993 a	1,020 a	1,095 a	1,123 a	891 a	922 a
Former City of Ottawa	691 a	718 a	862 a	887 a	1,050 a	1,074 a	1,248 a	1,291 a	940 a	962 a
Vanier	555 a	571 a	759 a	773 a	842 a	836 a	1,004 b	988 a	798 a	806 a
Gloucester/Cumberland	708 a	729 a	817 a	816 a	929 a	946 a	1,142 a	1,171 a	976 a	991 a
Nepean/Kanata	742 a	761 a	843 a	864 a	1,064 a	1,091 a	1,203 a	1,204 a	1,061 a	1,078 a
Ottawa	688 a	715 a	853 a	877 a	1,029 a	1,049 a	1,206 a	1,227 a	951 a	971 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Downtown	10 a	1,549	49 a	5,106	23 a	1,976	**	213	85 a	8,844
Sandy Hill/Lowertown	7 a	1,027	86 a	3,085	42 c	1,526	10 c	372	145 a	6,010
Glebe/Old Ottawa South	0 d	193	18 a	1,529	6 a	1,290	0 c	237	24 a	3,249
Alta Vista/Hunt Club	5 c	316	88 a	4,731	107 a	4,568	80 b	1,077	280 a	10,693
Carlington/Iris	7 a	496	58 a	3,186	54 b	2,898	15 d	413	135 a	6,993
Chinatown/Hintonburg/Westboro N	7 a	661	34 a	2,510	9 a	1,205	**	184	61 a	4,560
New Edinb./Manor Park/Overbrook	2 a	296	20 b	1,336	36 c	1,990	7 a	664	65 b	4,287
Westboro S/Hampton Pk/Britannia	2 a	445	34 a	2,774	26 a	2,216	1 a	224	63 a	5,658
Former City of Ottawa	41 a	4,984	388 a	24,258	303 a	17,669	128 b	3,384	859 a	50,294
Vanier	**	164	34 c	1,739	22 a	1,939	1 b	243	60 a	4,085
Gloucester/Cumberland	**	123	3 a	889	19 a	1,828	15 a	1,533	40 a	4,374
Nepean/Kanata	3 c	121	44 a	1,900	82 a	4,228	94 a	3,143	224 a	9,392
Ottawa	49 a	5,392	469 a	28,785	426 a	25,666	238 a	8,302	1,182 a	68,145

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	2.3 a	1.4 a	2.6 a	2.9 a	2.1 a	2.8 b	**	**	2.5 a	2.6 a
Sandy Hill/Lowertown	2.7 b	2.1 b	2.4 b	4.4 b	2.7 b	4.8 c	1.6 c	3.9 d	2.5 b	4.1 b
Glebe/Old Ottawa South	4.2 d	3.0 d	3.2 c	1.9 b	2.1 c	1.0 a	1.8 c	0.0 c	2.7 b	1.5 b
Alta Vista/Hunt Club	3.1 d	2.8 c	4.2 a	3.7 a	5.1 a	4.1 a	9.2 b	8.2 a	5.0 a	4.3 a
Carlington/Iris	2.5 a	3.1 a	4.1 a	3.6 a	3.2 b	3.6 b	2.0 c	5.4 d	3.5 a	3.7 a
Chinatown/Hintonburg/Westboro N	3.3 b	2.5 a	2.5 a	2.4 a	2.1 a	1.5 b	2.1 c	**	2.5 a	2.3 a
New Edinb./Manor Park/Overbrook	1.0 a	2.7 b	3.8 b	3.7 c	2.4 b	3.5 c	5.0 c	2.0 c	3.1 b	3.3 b
Westboro S/Hampton Pk/Britannia	1.8 a	2.2 b	3.2 a	3.1 b	2.7 a	3.1 b	2.1 c	0.9 a	2.9 a	2.9 a
Former City of Ottawa	2.6 a	2.2 a	3.3 a	3.3 a	3.2 a	3.3 a	4.8 b	4.6 b	3.3 a	3.3 a
Vanier	**	**	3.5 c	2.5 b	3.4 d	1.8 b	**	0.4 b	3.8 c	2.0 b
Gloucester/Cumberland	**	**	3.3 a	1.1 a	2.3 a	1.9 a	3.6 a	3.2 b	3.0 a	2.2 a
Nepean/Kanata	7.6 a	5.1 d	7.2 a	7.2 a	6.7 a	6.5 a	5.2 a	6.2 a	6.3 a	6.5 a
Ottawa	2.9 a	2.2 a	3.5 a	3.4 a	3.7 a	3.6 a	4.7 a	4.0 a	3.7 a	3.6 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Downtown	3.5 b	3.9 b	5.0 b	1.2 d	3.6 c	1.6 c	++	++	4.3 b	1.4 a
Sandy Hill/Lowertown	3.7 d	3.4 c	1.3 d	2.9 c	**	3.5 d	**	++	2.3 c	2.6 c
Glebe/Old Ottawa South	++	**	++	**	2.1 c	**	++	**	1.7 c	**
Alta Vista/Hunt Club	3.6 c	2.9 a	3.5 a	2.5 a	2.3 a	3.8 b	0.7 a	7.8 c	2.6 a	3.2 b
Carlington/Iris	3.7 b	1.5 c	2.6 a	3.0 b	1.3 a	4.8 c	++	**	2.5 a	3.6 b
Chinatown/Hintonburg/Westboro N	2.5 b	2.8 b	2.3 b	4.0 d	1.3 d	7.0 c	2.1 c	**	2.2 b	5.2 c
New Edinb./Manor Park/Overbrook	2.1 b	3.1 b	4.4 c	3.7 b	5.4 c	3.2 b	3.2 c	1.4 d	4.6 c	2.7 b
Westboro S/Hampton Pk/Britannia	3.9 a	2.2 a	3.4 a	3.6 b	3.2 b	2.4 a	2.6 c	2.3 b	3.3 a	2.9 a
Former City of Ottawa	3.3 a	3.1 a	3.1 a	3.3 b	2.6 a	4.0 b	1.4 a	6.0 c	3.0 a	3.4 b
Vanier	1.8 c	3.4 d	4.9 b	++	5.1 c	**	1.2 d	++	4.5 b	0.7 b
Gloucester/Cumberland	3.4 b	3.0 b	2.5 a	1.6 c	4.7 a	1.8 b	5.1 a	1.7 a	4.2 a	1.8 a
Nepean/Kanata	3.3 a	3.3 b	4.1 a	2.0 b	4.9 a	1.9 b	5.4 a	1.3 d	4.5 a	1.9 b
Ottawa	3.3 a	3.1 a	3.3 a	2.8 a	3.1 a	3.5 a	2.6 a	4.6 b	3.4 a	2.9 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Ottawa CMA - October 2010

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	0.7 a	2.2 b	1.1 a	1.4 a
Inner Suburbs	1.8 c	2.1 c	1.9 a	1.9 a
Outer Suburbs	0.9 d	1.7 c	1.6 a	1.3 a
Ottawa-Gatineau CMA (Ont. Part)	**1.1 a**	**2.0 b**	**1.5 a**	**1.6 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Ottawa CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown	n/u	741 a	**	969 a	1,479 c	1,254 a	2,016 c	1,585 a
Inner Suburbs	**	707 a	923 b	832 a	1,219 c	1,006 a	1,449 c	1,206 a
Outer Suburbs	n/u	675 a	996 d	826 a	1,088 b	982 a	1,261 c	1,198 b
Ottawa-Gatineau CMA (Ont. Part)	**	**715 a**	**1,057 c**	**877 a**	**1,212 b**	**1,048 a**	**1,425 c**	**1,312 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Ottawa CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	**	n/u	1,092 d	**	1,536 c	1,479 c	**	2,016 c	1,327 c	1,443 c
Inner Suburbs	n/u	**	901 b	923 b	1,186 b	1,219 c	**	1,449 c	1,090 b	1,134 b
Outer Suburbs	n/u	n/u	899 c	996 d	**	1,088 b	1,274 c	1,261 c	**	1,079 b
Ottawa-Gatineau CMA (Ont. Part)	**	**	975 b	1,057 c	1,193 b	1,212 b	1,286 c	1,425 c	1,135 a	1,182 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Ottawa CMA - October 2010

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	**	2.2 c	2.0 a	2.2 a
25 to 49 Units	1.4 d	2.4 c	2.3 a	1.9 a
50 to 99 Units	0.3 b	1.9 c	2.0 a	1.9 a
100 to 199 Units	1.3 a	1.1 a	1.0 a	1.5 a
200+ Units	0.6 a	2.8 c	1.3 a	1.0 a
Total	1.1 a	2.0 b	1.5 a	1.6 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Ottawa CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Downtown	4,635	6,161	897 a	1,289 a	19.3 a	20.9 a	0.7 a	2.2 b
Inner Suburbs	7,005	7,495	1,305 a	1,302 a	18.6 a	17.4 a	1.8 c	2.1 c
Outer Suburbs	10,220	10,550	1,952 d	1,973 a	19.1 d	18.7 a	0.9 d	1.7 c
Ottawa-Gatineau CMA (Ont. Part)	**21,860**	**24,206**	**4,155 a**	**4,549 a**	**19.0 a**	**18.8 a**	**1.1 a**	**2.0 b**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Ottawa CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa-Gatineau CMA (Ont. Part)								
3 to 24 Units	2,022	2,402	200 b	264 a	9.9 b	11.0 a	**	2.2 c
25 to 49 Units	1,781	2,273	257 a	308 a	14.4 a	13.5 a	1.4 d	2.4 c
50 to 99 Units	3,070	3,414	450 c	672 d	14.7 c	19.7 d	0.3 b	1.9 c
100 to 199 Units	8,009	8,813	1,610 a	1,788 a	20.1 a	20.3 a	1.3 a	1.1 a
200+ Units	6,978	7,304	1,550 a	1,478 a	22.2 a	20.2 a	0.6 a	2.8 c
Total	21,860	24,206	4,155 a	4,549 a	19.0 a	18.8 a	1.1 a	2.0 b

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Ottawa CMA - October 2010

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	n/s	n/s	n/s	n/s	**	1,239 d	1,168 c	1,321 c	1,131 c	1,378 c
Semi detached, Row and Duplex	n/s	n/s	831 b	**	1,006 b	988 b	1,106 b	1,098 b	1,060 a	1,046 b
Other-Primarily Accessory Suites	n/s	n/s	**	808 d	936 d	**	**	n/s	995 d	**
Total	n/s	n/s	888 c	**	996 b	1,016 b	1,128 b	1,146 b	1,063 a	1,090 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Ottawa CMA - October 2010

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-09	Oct-10
Ottawa-Gatineau CMA (Ont. Part)		
Single Detached	6,311 b	6,635 a
Semi detached, Row and Duplex	23,448 a	24,495 a
Other-Primarily Accessory Suites	4,359 b	3,342 b
Total	34,118 a	34,472 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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